



# AGENDA

Technical Advisory Committee (TAC) Meeting #2

## **Sherwood Economic Opportunities Analysis (EOA) Update**

**MEETING DATE:** October 20, 2022

**MEETING TIME:** 2- 4 PM

**LOCATION:** VIRTUAL – ZOOM Platform.

How to Provide Citizen Comments: Citizen comments may be provided in writing, or by telephone. Written comments must be submitted at least 24 hours in advance of the scheduled meeting start time by e-mail to [reschc@sherwoodoregon.gov](mailto:reschc@sherwoodoregon.gov) and must clearly state that it is intended as a general Citizen Comment for this meeting. To provide comment by phone during the live meeting, please e-mail or call Colleen Resch at [ReschC@Sherwoodoregon.gov](mailto:ReschC@Sherwoodoregon.gov) or 503-625-4223 at least 24 hours in advance of the meeting start time in order to receive the phone dial-in instructions. Per Council Rules Ch. 2 Section (V)(D)(5), Citizen Comments, "Speakers shall identify themselves by their names and by their city of residence." Anonymous comments will not be accepted into the meeting record.

**AGENDA:**

- **Review and Discussion of Buildable Lands Inventory Map**



# Meeting Minutes

## Technical Advisory Committee (TAC) Meeting #1

### Sherwood Economic Opportunities Analysis (EOA) Update

**MEETING DATE:** August 30, 2022  
**MEETING TIME:** 2- 4 PM  
**LOCATION:** VIRTUAL – ZOOM Platform.

TAC Members Present: Planning Commissioner Daniel Bantz, Leigh McIlvaine with DLCD, Stu Peterson with Macadam Forbes, Colin Sears with Business Oregon, Bret Marchant with Greater Portland Inc., Matt Craigie and Adrienne Chaille with Washington County Economic Development, Suzanna Stanley with NAIOP, and Local Area Resident/Commercial Appraiser David Balfour.

Consultants and Sherwood Staff Present: Jerry Johnson with Johnson Economics, City Manager Keith Campbell, IT Manager Brad Crawford, Planning Manager Erika Palmer, Economic Development Manager Bruce Coleman, and Planning Technician Colleen Resch

#### Agenda Item:

##### 1. Welcome and Introductions

##### 2. Community Comments

None.

##### 3. Project Overview

Jerry Johnson with Johnson Economics provided a presentation and discussed the roles and responsibilities of a TAC member (see record, Exhibit A). He explained what an Economic Opportunities Analysis (EOA) is and the economic goals.

Economic Development Manager Bruce Coleman provided an overview of the economic development goals and activities. He stated economic development is one of the City Council's highest priorities and explained the reasons for Sherwood's economic development focus. He discussed how the City works to facilitate economic development and said the focus is on both traded-sector and local sector business growth. He provided Sherwood's economic development initiative strategies and key target industries.

Mr. Coleman discussed the Tonquin Employment Area (TEA) and said it includes the Trammell Crow project, the Willamette Water Supply project, Schnitzer Properties Sherwood Commerce Center, Kerr

Industrial Site, and Oregon Street Business Park. He said there are other TEA opportunities, such as Dahlke Lane Corridor, and other Sherwood East Industrial projects.

Planning Manager Erika Palmer discussed Sherwood West which is 1,291 acres in Urban Reserve and said this is the next planned area for development in Sherwood. She said the original/current Sherwood West Preliminary Concept Plan was completed in 2016 and proposed primarily residential neighborhoods. The City is currently doing a relook at Sherwood West and explained the process and what is driving the effort.

Mr. Coleman discussed other City economic development initiatives including existing business retention and expansion and business recruitment.

#### **4. Sherwood UGB Data Analysis**

Mr. Johnson discussed trends and said there have been two quarters of negative growth. He commented on the consumer price index, employment growth by sector, E-commerce as a percent of all retail trade, net change in employment, relative employment change, employment since the pandemic, and net change in employment in Washington County. He discussed the employment and payroll by sector in the Sherwood Urban Growth Boundary (UGB). He provided information on the net inflow and outflow of employees and said 9,202 commute out of Sherwood. He said in the next meeting they will identify target industries. Discussion followed.



#### **5. Discuss Statement of Community Economic Development Objectives**

Mr. Coleman said the current EOA does not reflect the City Council goals. He noted the 2040 Sherwood Comprehensive Plan Economic Development Vision: Thriving and Diversified Economy states, "In 2040, the Sherwood economy has grown to include a variety of businesses big and small that offer stable employment opportunities, higher-wage jobs, and balance the tax base to protect and maintain Sherwood's quality of life. Sherwood provides great destinations and experiences for both residents and visitors." He provided the Comprehensive Plan economical development issues and goals and key policies. Discussion followed.



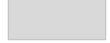
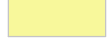
#### **6. Next Steps**

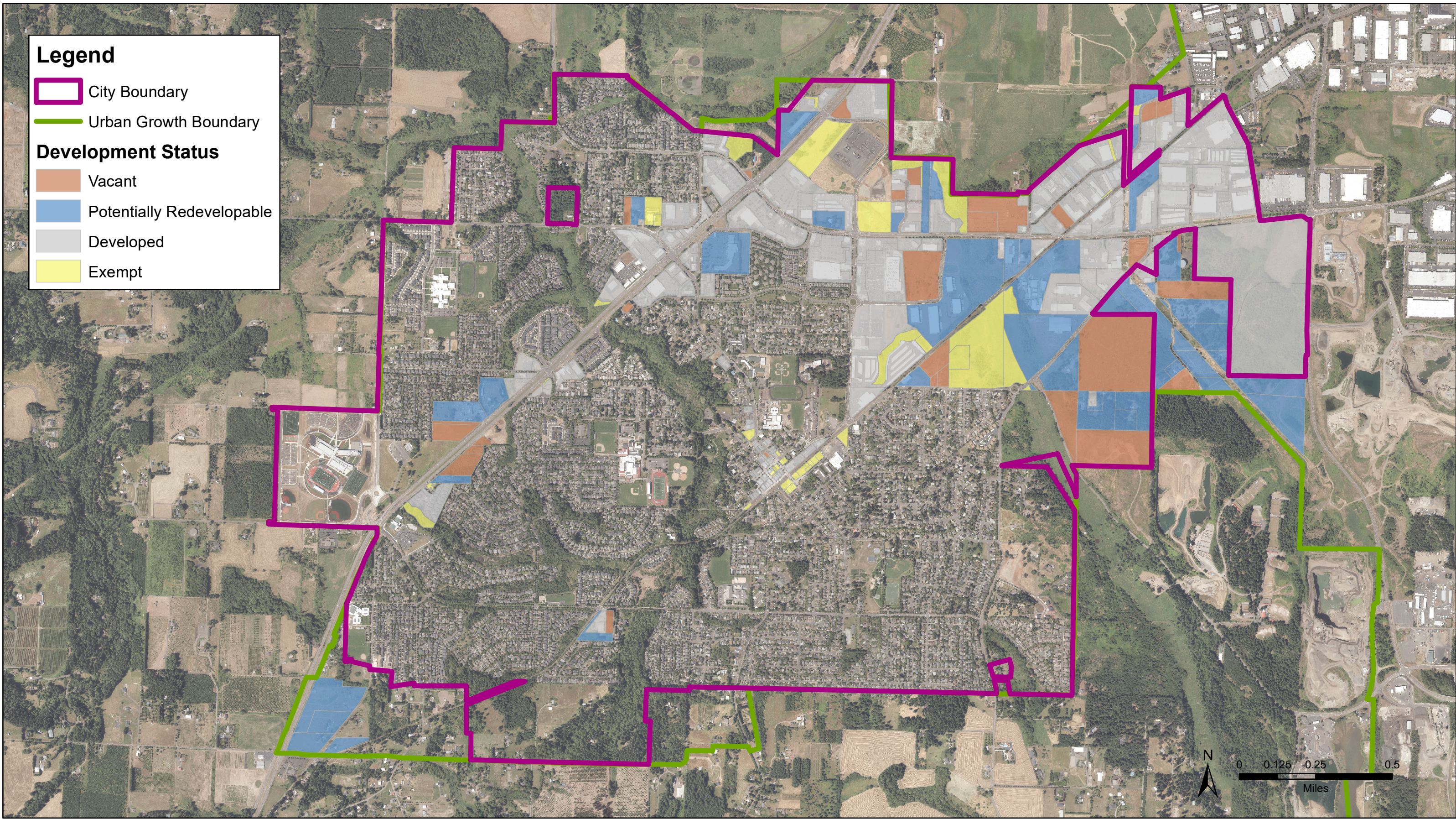
Mr. Coleman suggested options for the next meeting. He offered to send out a doodle poll. Mr. Johnson said the goal is to finish the EOA by the end of the year and have a few more meetings. Ms. Palmer discussed the public engagement component and said the meetings will be open for public comments and live streamed.

**Legend**

-  City Boundary
-  Urban Growth Boundary

**Development Status**

-  Vacant
-  Potentially Redevelopable
-  Developed
-  Exempt



**Draft Buildable Lands Inventory Map 2022**



Map data provided by METRO and the City of Sherwood. The City of Sherwood's infrastructure records, drawings, and other documents have been gathered over many years, using many different formats and standards. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not guaranteed.